



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 5, 2017
AGENDA DATE: October 11, 2017
PROJECT ADDRESS: 2146 Ridge Ln (MST2017-00375)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Jessica W. Grant, Acting Senior Planner *JWG*
 David Eng, Planning Technician II *DE*

I. PROJECT DESCRIPTION

The 13,649 square foot project site is currently developed with a 1,430 square foot, one-story, single-family dwelling and an attached 285 square foot one-car garage. The proposal involves a 318 square foot addition to the garage to create a 603 square foot two-car garage with a work bench and sink, new window, and man door.

The discretionary application required for this project is a Front Setback Modification to allow additions and alterations to the garage within the required thirty-foot front setback (SBMC §30.20.030.A and SBMC § 30.250.20.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project with conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Tai Yeh	Property Owner:	Cheryl Ann II, LLC
Parcel Number:	019-161-001	Lot Area:	13,649 sq. ft.
General Plan:	Low Density Residential (max. 3 du/ac)	Zoning:	RS-25 (Residential Single Unit)
Existing Use:	Residential	Topography:	4 % slope

Adjacent Land Uses:

North – Public right-of-way
East - Residential
South – Residential
West – Public right-of-way

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,430 sq. ft.	No change
Garage	285 sq. ft.	603 sq. ft.
Accessory Space	None	None.

C. PROPOSED LOT AREA COVERAGE

Building: 2,033 sf 15% Hardscape: 4,500 sf 33% Landscape: 7,116 sf 52%

IV. DISCUSSION

The proposed project is for an addition to the existing one-car garage to allow for a total of two off-street covered parking spaces. The existing dwelling and garage currently encroach into the required 30-foot front setback along Mission Ridge Road.

Staff supports the request for the Front Setback Modification because the addition will provide the two-covered parking spaces required in the RS-25 Zone. The areas of proposed new encroachment are substantially in line with the plane of the existing garage's north elevation, from which the addition will be extended, and the addition will maintain a distance of approximately 33 feet from the current edge of paving for Mission Ridge Road. Due to the distance of the garage addition from the current roadway and the existence of vegetative screening, the additions are not anticipated to adversely impact any adjacent neighbors or the streetscape along Mission Ridge Road.

The Single Family Design Board reviewed the proposal on August 7, 2017 and found the garage addition aesthetically appropriate, consistent with the Single Family Residence Design Guidelines, and not visible from the street.

A site visit to the property by staff revealed an unpermitted spa located in the required interior setback. Therefore, a Condition of Approval has been included that the unpermitted spa shall be removed or relocated from the required setback.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure appropriate improvements on the lot. The alterations and additions are appropriate because they will allow

for conforming covered parking for the dwelling and the changes are not anticipated to adversely impact the adjacent neighbors or aesthetics of the streetscape.

Said approval is subject to the following conditions:

1. The spa located in the interior setback will be removed or relocated outside of the setback.
2. Prior to the next applicant submittal, the Project Data on plans will indicate that the project will be developed under Title 30 (Zoning Ordinance).

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated August 21, 2017
- C. SFDB August 7, 2017 Meeting Minutes

Contact/Case Planner: David Eng, Planning Technician II
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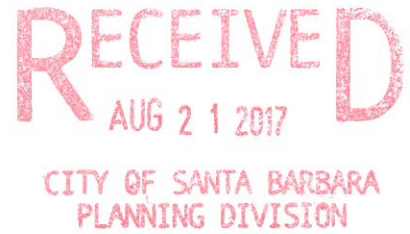


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*** SEPARATELY DISTRIBUTED SITE PLAN ***

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at www.SantaBarbaraCA.gov to verify closure dates.



Aug 21, 2017

Staff Hearing Officer
City of Santa Brabara
P.O.Box 1990
Santa Barbara, CA 93102-1990

Re: Modification Request for 2146 Ridge Lane Rd/ APN: 019-161-001
A Zoning Modification for proposed garage to encroach within two of the required front setbacks.

Existing condition

There is an existing one story house (1,430 sq.ft.) with an attached one car garage (285 sq.ft .) on the property.

Modification requested

Proposal to construct a new 318 sq.ft. garage addition to an existing one story dwelling with only one car garage. The proposed total of 2,033 sq.ft. of development on a 13,649 sq.ft. lot is 49% of the FAR.

Benefits of the project

To provide needed covered parking space on the property, the effect of encroachment has little impact to the neighborhood.

Sincerely,

Tai Yeh Architect

NEW ITEM**E. 2146 RIDGE LN****A-2 Zone**

Assessor's Parcel Number: 019-161-001
Application Number: MST2017-00375
Owner: Cheryl Ann II, LLC
Architect: Tai Yeh

(Proposal to construct a new 318 square foot garage addition to an existing 1,430 square foot, one-story, single-family dwelling with an attached 285 square foot one-car garage. The proposed total of 2,033 square feet of development on a 13,649 square foot lot located in the Hillside Design District is 49% of the maximum allowable floor-to-lot-area ratio (FAR). The proposed project requires Staff Hearing Officer review for a Zoning Modification request for the proposed garage to encroach within two of the required front setbacks.)

(Comments Only. Project requires Staff Hearing Officer review for Zoning Modification requests.)

Continued indefinitely to Staff Hearing Officer for return to Consent with positive comments:

1. The proposed garage addition is aesthetically appropriate and does not pose consistency issues with SFDB Design Guidelines or City Ordinances.
2. The proposed location is supportable and is not visible from the street.